

Regular Meeting
Wednesday, October 5, 2022, 5:00 p.m.
MINUTES FINAL

This meeting will be conducted in a hybrid in-person and virtual format, in accordance with Government Code section 54953, subdivision (e) (Assembly Bill 361), Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, and the Placer County Board of Supervisor's findings on [August 23, 2022](#) (agenda item [23.A](#)).

HDAT members and the public may attend the meeting IN PERSON:
Community Development Resource Center, Cypress Room
3091 County Center Drive, Auburn, CA 95603

HDAT members and the public may attend REMOTELY:

1. Please click the link below to join the Zoom meeting:
<https://placer-ca.gov.zoom.us/j/99736709667?pwd=ZkJGZXphZndVVXltRTdjUNmTFdjZz09>
2. Telephone: 1- 669-900-6833 (Toll Free)
Meeting ID: 997 3670 9667
Passcode: 012505

Placer County Housing Development Advisory Taskforce (HDAT) Members

Seat 1 – Lynda J. Timbers, represents builders, infill development
Seat 2 – Sue Thompson (Chair), represents community foundations
Seat 3 – Jackline Hoyt, represents residential brokers
Seat 4 – Tim Onderko, represents commercial brokers
Seat 5 – Paras Singh, represents banking/mortgage lenders
Seat 6 – Vacant, represents attorneys experienced in housing/land use
Seat 7 – James E. Todd, Ph.D., represents student housing stakeholder
Seat 8 – Vacant, represents at-large member
Seat 9 – Gary G. Mapa (Vice Chair), represents at-large, realtor

**Housing Development Advisory Taskforce Meeting Agenda
Wednesday, October 5, 2022**

This agenda and any attachments are available at: <https://www.placer.ca.gov/AgendaCenter#cat78>

1. **Call to Order** (Chair Thompson) 5:06 p.m.
2. **Flag Salute** (Vice Chair, Mapa)
3. **Roll Call** (HDAT Clerk, Lyons) **Present:** Hoyt joined at 5:16 pm, Mapa, Onderko joined at 5:28 pm, Thompson, Timbers, Todd; **Absent:** Singh
4. **Public Comment - Opportunity for Public to Address the Advisory Taskforce on items not on this agenda.** *No comments were received.*
5. **Consent Items**
 - a. Approval of Minutes from August 10, 2022, meeting (attached)
Did not pass with a quorum
Motion: Mapa; **Second:** Thompson; **Ayes:** Mapa, Thompson, Todd; **Noes:** none
Abstain: Timbers; **Absent:** Hoyt, Onderko, Singh

- b. Approval of Minutes from August 25, 2022, meeting (attached)
Motion: Timbers; **Second:** Todd; **Ayes:** Mapa, Thompson, Timbers, Todd; **Noes:** none
Abstain: none; **Absent:** Hoyt, Onderko, Singh
- c. Approval of Agenda for October 5, 2022, meeting
Motion: Timbers; **Second:** Todd; **Ayes:** Mapa, Thompson, Timbers, Todd; **Noes:** none
Abstain: none; **Absent:** Hoyt, Onderko, Singh

6. Actions Items

- a. Adopt the following findings to continue authorization of teleconference attendance for members of County committees and commissions pursuant to Assembly Bill 361 as codified in Government Code section 54953.
 - 1) This legislative body has reconsidered the circumstances of the state of emergency declared by the Governor of California on March 4, 2020, which remains active; and
 - 2) The state of emergency continues to directly impact the ability of members of this body to meet safely in person.**Motion:** Mapa; **Second:** Timbers; **Ayes:** Mapa, Thompson, Timbers, Todd; **Noes:** none; **Abstain:** none; **Absent:** Hoyt, Onderko, Singh
- b. Formation of Ad Hoc Working Teams through June 2023
 - 1) Project Management – develop processes, workflow, and step-by-step procedures to coordinate contracts and delivery of affordable, ADU, and multifamily projects
 - 2) Financing – investigate various forms of financing and grants available for affordable housing construction/development.
 - 3) Property Outreach – review various housing opportunity sites and contact owners for potential construction/development of housing (e.g., under SB9, duplexes, ADUs) and other housing options as a result of recent legislation
 - Introduced by Chair Thompson. The members discussed what they offer. Todd could concentrate on student housing. Timbers would like to contribute to grants. Hoyt has connections with PCAR and could act as a liaison.**Motion:** Mapa; **Second:** Todd; **Ayes:** Hoyt, Mapa, Onderko, Thompson, Timbers, Todd; **Noes:** none; **Abstain:** none; **Absent:** Singh
- c. Recommendation for the Board of Supervisors consideration to amend Seat 6, representing the legal sector (e.g., attorney experienced in housing/land use), to broaden the areas of expertise to include experience with land use planning/consulting, real estate appraising, or civil engineering
 - Seat 6 has been vacant since February 2022. Recruitment efforts over the past year have not generated any applications. At the last meeting (June 8, 2022), the Taskforce recommended an item to be brought to the Board that would broaden the Seat 6 eligibility to include individuals with experience in land use planning or consulting, real estate appraising, or civil engineering.**Motion:** Timbers; **Second:** Onderko; **Ayes:** Hoyt, Mapa, Onderko, Thompson, Timbers, Todd; **Noes:** none; **Abstain:** none; **Absent:** Singh

7. Informational Items

- a. Status on recruitments for Seat 6, represents legal sector (e.g., attorney experienced in housing/land use), and for Seat 8, represents member at-large, to fulfill the remainder of the two-year terms ending on 6/30/2023 (Ms. Novotny, CDRA Housing Specialist)
 - Taskforce was asked to reach out to others that they know. Introduction of Bethany Celio, CivicSpark Housing Fellow for 2022-23 Service Year, who sent out GovDelivery notices for the two open seats. Seat 8 received 1 application at this time. Celio will be reaching out to the County's Public Information Office for another publicity effort.

- b. Sierra College Housing Update (Taskforce member Todd)
 - Location of new residences will be inside of campus which will include a 3-wing residence hall. Sierra College will be breaking ground before end of year. Project is over budget. Currently at 98.2 M which will be started in 3/23. Facility will include food, mental health-all to set up students to be successful- wholistically supporting residents. Rent costs will be ½ local market rate. Satellite student services provided for dorm residents & non-residents. 354 beds include 10 resident assistants, double occupancy rooms, 3 bedrooms per apt. The residence will be 120,000 a sq. ft., 3-story building with fulltime security. There will be an outside terrace on 2nd floor, small water features, basketball court, and include culture & community support for students. Sierra college foundation reached out to county who are sponsoring beds for homeless or at-risk students. They will provide services that they need to get to them to successful employment. This is supporting part of the foster youth program.
- c. Housing Trust Placer Update (Heldridge, Housing Trust Placer)
 - Looking at a college parcel for a mixed income use/affordable project of 100 units; HTP is backup sponsor.
 - Acquisition and development of Sabre City Park Estates - 3.78-acre parcel located off of PFE on County line; Currently owner had planned for 24 single family lots; HTP planning to build-to-rent 22 single-family homes (2-to 4 bedroom) with an ADU on almost all the lots for a total of 44 units; all units to be 100% affordable, 80% of AMI; manufactured modular construction; HTP to be owner/operator with a project manager; Placer County will be funding some of the acquisition and pre-development costs.
 - Penryn project – HTP has chosen a development partner; had a great fundraising event at TopGolf.
- d. HDAT Working Group Report (Chair Thompson/Vice Chair Mapa)
 - Met on several occasions to discuss how to grow the Taskforce; looking to collaborate with other partners; some builders working on ADUs under SB9. Meghan Schwartz is County staff to call on ADUs for information/help.
- e. HDAT Members Updates (if any) none

County Staff Update (Purvines):

- Haldeman Homes to build local workforce housing - Gateway Commons will be 26 half-plexes (total of 56 units) with option for 8 ADUs in North Auburn; units will be deed-restricted (household income limit is 150% AMI).
- Housing Program 5-Year Update presented to the Board on 9/27/22,
- Staffing Changes on Housing Team: Devin McNally left the County in September for a housing manager position in Tacoma Park, Maryland. Currently, recruiting for a senior planner and housing manager. Shawna Purvines has been promoted to Deputy CEO for the County. Leigh Chavez is currently the acting housing manager. Due to staffing constraints, next taskforce meeting will be in February 2023.

8. Potential Affordable Housing Sites

- a. Sites from the Taskforce - none
- b. Sites from the Partners (HTP, PCF, North State BIA, PCAR) - none
- c. Sites from County staff - none
- d. Other public entity sites (e.g., school districts, religious sites)
 - New laws and regulations for school properties; sites are currently being valued.

9. Action Items / Next Meeting

- a. Cohousing project update
- b. Government Center update
- c. New Taskforce Members
- d. Next Meeting Scheduled: **Wednesday, February 1, 2023, 5:00 p.m.**

10. Adjournment (Chair, Thompson) adjourned at 6:15 p.m.